

**Minutes
Williamson County
Board of Zoning Appeals
March 22, 2007**

Members Present

Dave Ausbrooks, Chairman
Ed Jagers, Co-Chairman
Steve Wherley, Secretary
Don Crohan
Sue Workman

Staff Present

Lee Sanders
Linda Hodges
Brenda Midgett
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on March 22, 2007, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Don Crohan made the motion to approve the minutes of the February 22, 2007, meeting as printed, and Sue Workman seconded the motion. The motion was unanimously approved.

ITEM 1

A request by Claude Pressnell for an appeal/variance to place a detached garage in the sideyard at 1111 Dickinson Lane, Montpier Farms subdivision. The property is zoned Neighborhood Conservation and is located in the 9th district.

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Lee Sanders indicated to the Board the proposed area for the garage. He stated the garage would be placed partially into the side of the hill in order to obtain access to the second floor storage area from the upper grade. Mr. Sanders stated the structure would be a non-residential building and would be used for a garage and storage unit only. He stated because of where the garage would be located, a variance from the Board would be needed for approval.

The applicant, Claude Pressnell, represented the item. Mr. Pressnell stated that the garage would serve as a parking area for his yard equipment as well as a hobby shop for him.

Chairman Ausbrooks opened the meeting to the public.

Laura Turner, an adjoining property owner at 1108 Dickinson Lane, stated she felt the garage would be used for the storage of ATVs which are being driven down the public streets illegally and have killed dogs and cats in the past. Ms. Turner did not support the request for a garage by the applicant.

Rod Shean, an adjoining property owner at 1113 Dickinson Lane, stated he has no problem with the request for the garage because it would be hidden by the trees on the property.

Being no one else to speak, Chairman Ausbrooks closed the public hearing.

Mr. Pressnell stated the garage would also be a woodworking shop which was a hobby of his along with being a storage area. He stated he plans on living at this site for a long time and wants a place for his woodworking hobby, making furniture and cabinets.

Chairman Ausbrooks asked the applicant about rocks behind his house.

Mr. Pressnell stated that there were large rocks in the back portion of his property which also causes drainage issues. He stated he does not plan on doing any blasting to construct this garage. Mr. Pressnell stated if he had to blast, then he would have to do something else in order to obtain a garage.

Don Crohan stated he has a problem with the size of the garage. He stated he felt it could become more than just a hobby workshop. It could become a commercial site in the future.

Chairman Ausbrooks stated he did not see the size of the garage as an issue because it does not exceed the allowed size.

Don Crohan asked Mr. Sanders to present the General Standards for Variance to the Board.

Sue Workman stated that if the garage was placed behind the house on the hill to meet setback requirements, the garage would then be positioned above the house due to the topography.

Chairman Ausbrooks reminded the Board the size and future use of the garage is not an issue at this hearing. He stated the topography of the site was the issue.

Sue Workman made a motion to approve the request for a variance due to topography of the lot, stating it met the requirements of Sections 4300B and 9601. Chairman Ausbrooks seconded the motion. Motion was approved by a 4-1 vote. Chairman Ausbrooks, Sue Workman, Ed Jagers and Steve Wherley approved the request. Don Crohan opposed.

ITEM 2

Ethics requirements adopted by the Williamson County Commission report by County Attorney Bobby Cook.

Bobby Cook explained to the Board the ethic requirements that were adopted by the Williamson County Commission. He stated a new conflict of interest disclosure statement form was created, but would not go into effect until July 1, 2007.

There being no further business to come before the Board, meeting was adjourned.

Secretary's Signature

Date